

Request for Development Proposal

August 10, 2006

County of Erie
Department of Environment and Planning
95 Franklin Street
Buffalo, New York 14202

Development Proposals for Sturgeon Point Bluffs

1. Overview and Background

The County of Erie owns through foreclosure, vacant property (SBL 205.03-1-16.1) located in the Town of Evans. The site is approximately 53 acres and has approximately 950 feet of lake frontage and over 7,000 feet of road frontage. The site with lake frontage is divided by Sturgeon Point Road and bordered by Larkin and Beechwood Roads. The site is adjacent to the Sturgeon Point Marina.

2. Redevelopment Goals

It is the intent of the County of Erie to see this property redeveloped for recreational, residential and commercial use with a strong public access component. Successful responses will include all four aspects of these uses in a proposed development plan and the experience the respondent has completing projects in the last 10 years.

3. Evaluation of Proposals

Proposals will be evaluated on a combination of factors including:

- a. Percentage of investment in aforementioned uses and the potential public sector revenues to be generated by this investment.
- b. Amount of investment in property by new owner. Investment could include new buildings and facilities.

- c. Numbers of residential properties and the ability to serve a wide range of income and market segments.
- d. Number of new jobs to be created on the site.
- e. Types of jobs and wages to be paid to new employees.
- f. Purchase price offer.
- g. Ability of company to carry out its development and investment plans within one year of purchase.

4. Submission of Proposals

Six copies of the proposal including any attachments or supporting materials should be submitted to:

Andrew M. Eszak, AICP
Commissioner
County of Erie
Department of Environment and Planning
Rath Building
95 Franklin Street - room 1012
Buffalo, NY 14202

The deadline for submission is 4:00 pm on September 22, 2006.


5. Selection Process

A review team from the County of Erie and the Town of Evans will review the proposals, short list the proposals for interviews and make a final recommendation. The Erie County Executive and the Erie County Legislature will have final authority to approve any property sale and development plan.

6. Contact

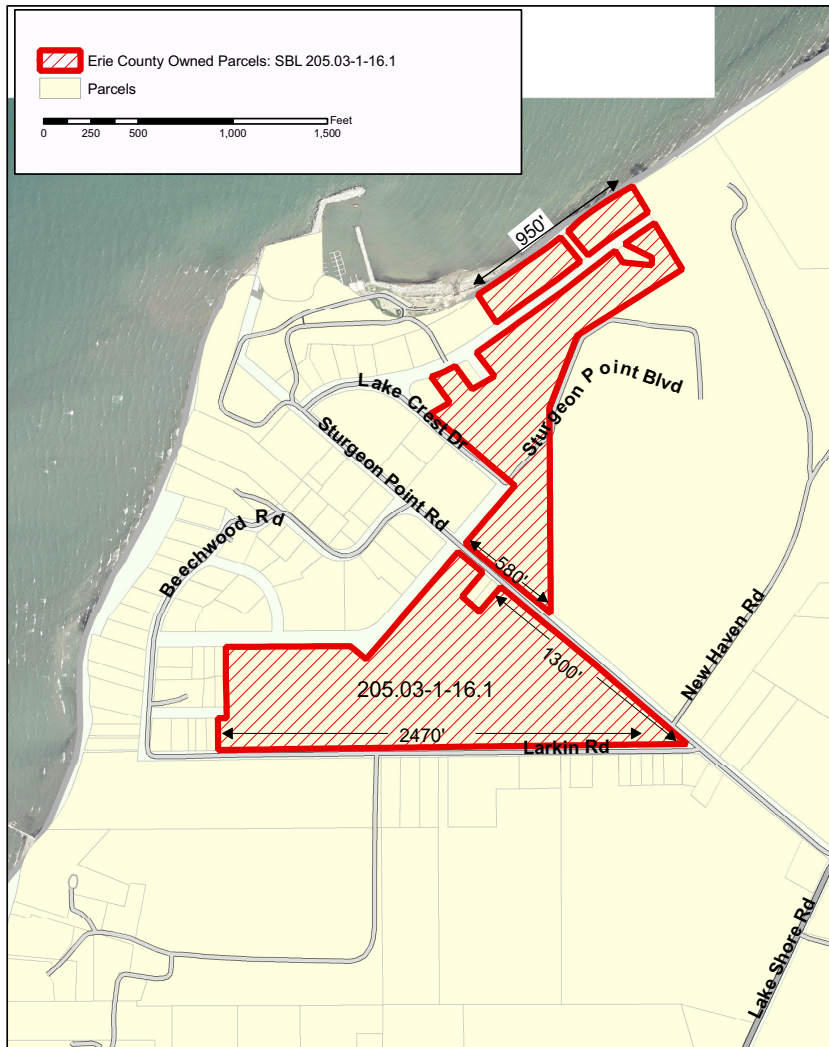
For additional information please contact:

Joseph Maciejewski Director of Real Property 858-8320
or
Kenneth Swanekamp, Office of Economic Development, 858-6170.

 Erie County Owned Parcels: SBL 205.03-1-16.1

 Parcels

0 250 500 1,000 1,500 Feet



Sturgeon Point, Town of Evans, NY

Note: all dimensions are approximate.



Printing Date: July 15, 2008
Map of New York State
Department of Environmental Conservation



Erie County Owned Parcels: SBL 205.03-1-16.1

0 250 500 1,000 1,500 2,000 2,500 3,000 Feet





Sturgeon Point, Town of Evans, NY

Note: all dimensions are approximate.



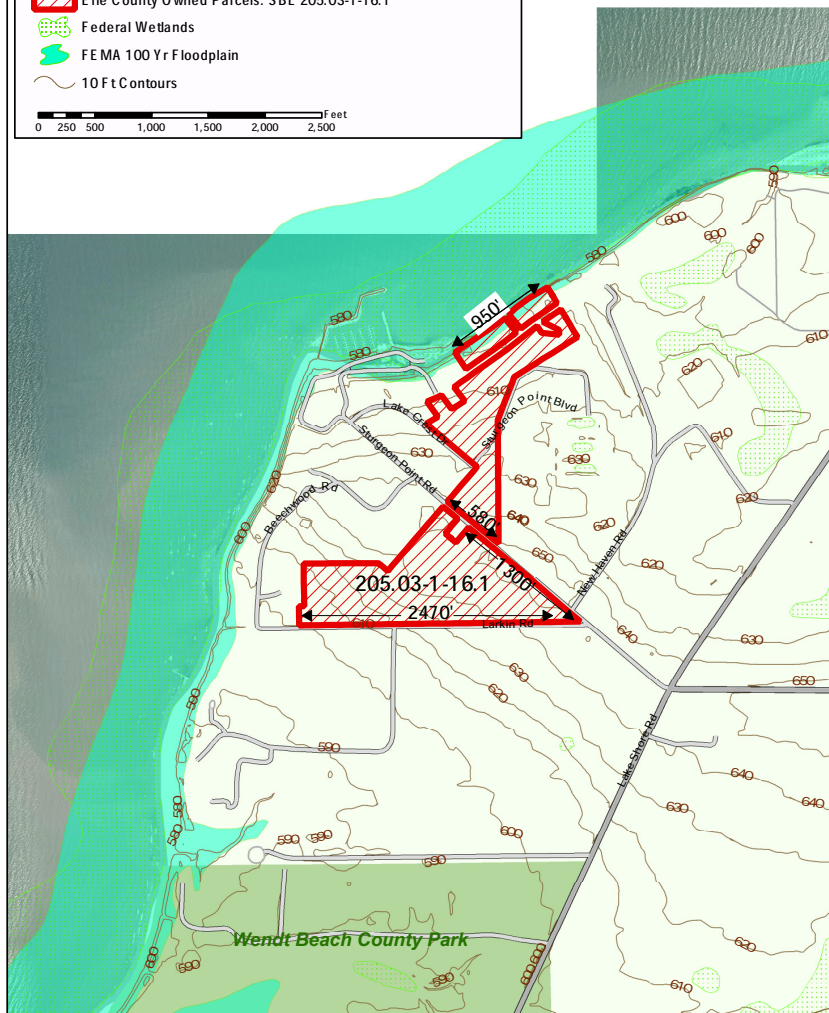
 Erie County Owned Parcels: SBL 205.03-1-16.1

 Federal Wetlands

 FEMA 100 Yr Floodplain

 10 Ft Contours

0 250 500 1,000 1,500 2,000 2,500 Feet



Sturgeon Point, Town of Evans, NY

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Printing Date: 04/10/2008
Title: Sturgeon Point of
Evans, NY



Erie County Owned Parcels: SBL 205.03-1-16.1

0 250 500 1,000 1,500 2,000 Feet

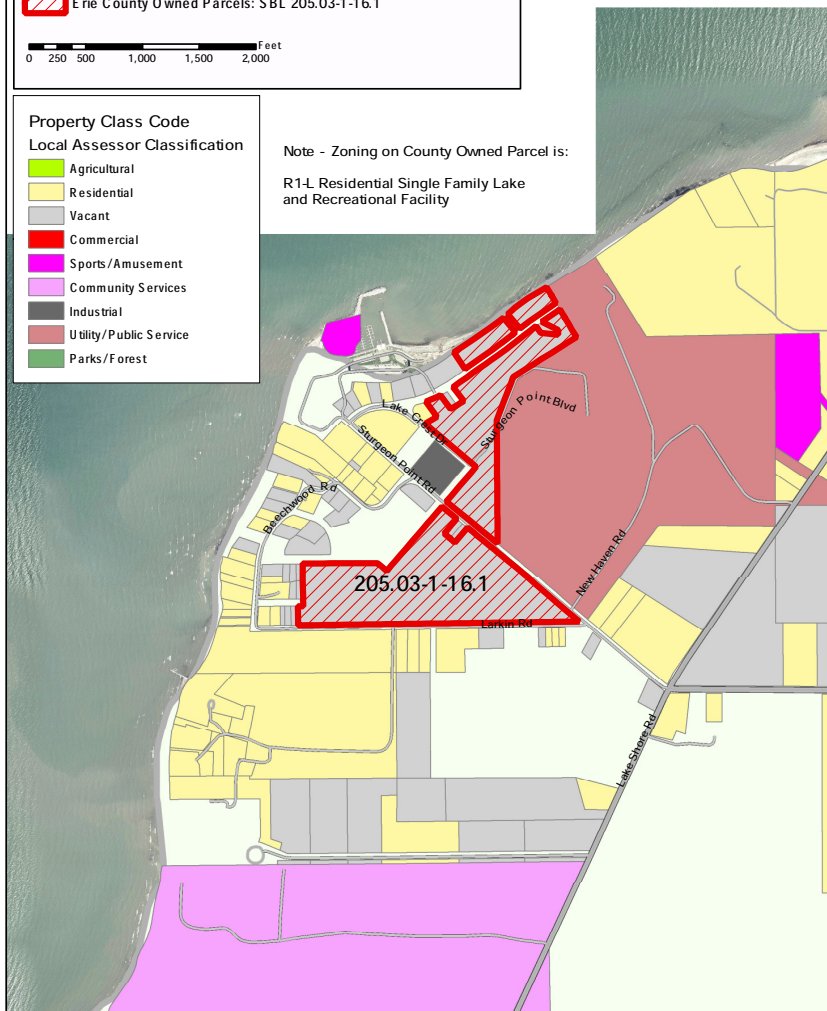
Property Class Code

Local Assessor Classification

- Agricultural
- Residential
- Vacant
- Commercial
- Sports/Amusement
- Community Services
- Industrial
- Utility/Public Service
- Parks/Forest

Note - Zoning on County Owned Parcel is:

R1-L Residential Single Family Lake and Recreational Facility



Sturgeon Point, Town of Evans, NY

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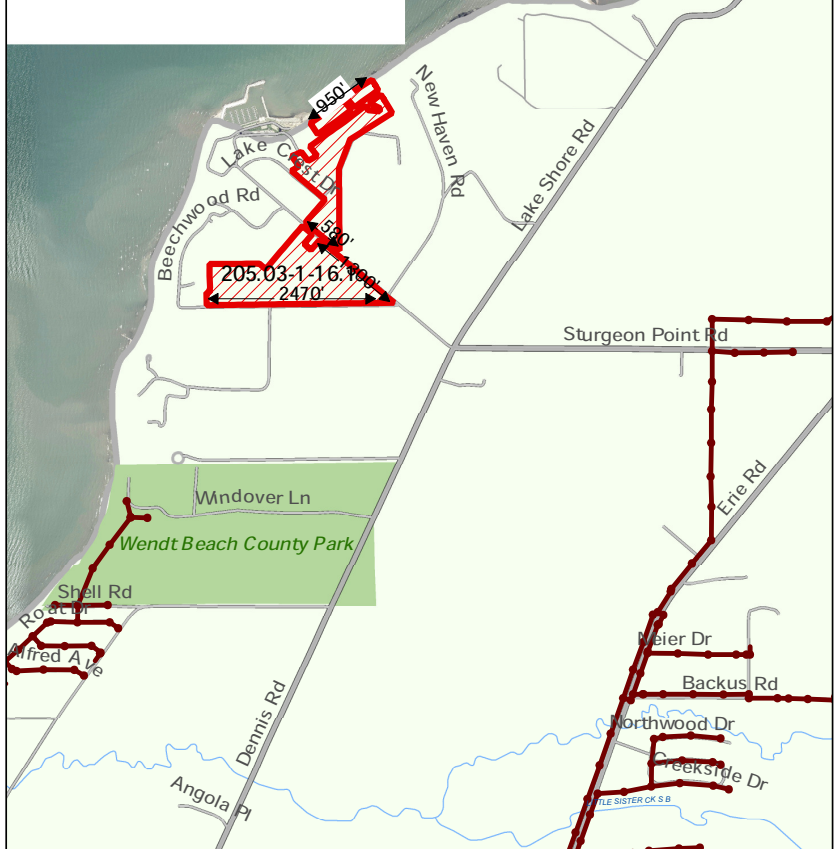
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— Sewerlines

• Sewer Manholes

Water - 10" water supply main located at Sturgeon Point Road

0 250 500 1,000 1,500 2,000 2,500 3,000 Feet



Sturgeon Point, Town of Evans, NY

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